LOT 24 (EX S-1)
IN OR 1181/954
MCARTHUR SUB PB 3/16

BROWN DAVID L
45012 BROWN STREET
CALLAHAN, FL 32011

2026

49-2N-25-4140-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

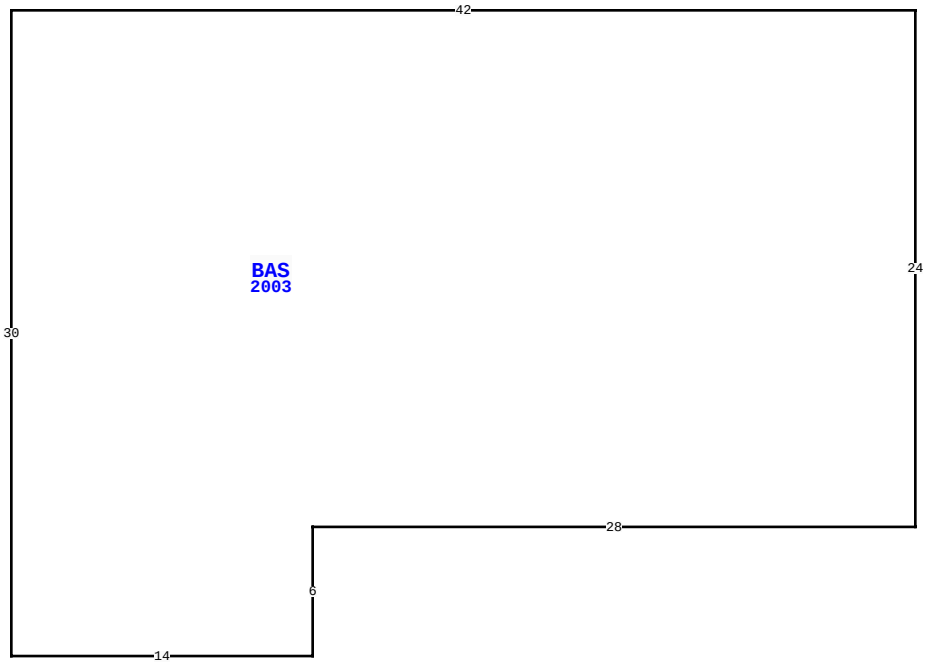
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,092	100	2003	1,092	143,452
TOTALS	1,092			1,092	143,452

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,092	105.8940	147.19	160,731	2003	2003	0	0	0	10.75	89.25

1 SNGL FAM 100% - 2004 Heated Area: 1092 HX Base Yr 2004



45012 BROWN ST, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		143,452
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		68,000
TOTAL MARKET VALUE		211,452
SOH/AGL Deduction		124,010
ASSESSED VALUE		87,442
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		36,031
TOTAL JUST VALUE		211,452
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		197,751

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006219	REPAIR/RRF	6,250	07/01/2019
E2587	NEW CONSTR	0	12/05/2002
B2587	NEW CONSTR	65,000	08/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1181/0954	10/17/2003	TD	Q	I		95,900
GRANTOR: REAVES JOHN JR TRUSTE						
GRANTEE: BROWN DAVID L						
1152/1152	7/10/2003	WD	Q	V	01	66,000
GRANTOR: REAVES JOHN JR						
GRANTEE: REAVES JOHN J JR TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W42 S30 E14 N6 E28 N24 $.

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		RL	100.00	86.00	100.00	FF		1.00	1.00	1.00	680.00	680.00	68,000							

REVIEW DATE 04/01/2026 BY TWA Total Acres: 0.00 Total Land Value: 68,000 Market: 0 Agricultural: 0 Common: 68,000 PRINTED 07/09/2026 BY SYS